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**FOR SALE**  
01628 522568



# 3 Laurel Cottages, Cores End Road, Bourne End Buckinghamshire SL8 5HN

**LOVELY TWO BEDROOM END OF TERRACE PERIOD COTTAGE  
RECEPTION ROOM WITH EXPOSED BRICK FIREPLACE  
REFITTED KITCHEN: REFITTED BATHROOM WITH WALK IN SHOWER  
GAS FIRED CENTRAL HEATING: DOUBLE GLAZING  
REAR GARDEN: GARAGE & PARKING: EPC RATING E**



A good size two bedroom end of terrace period cottage with many lovely features within about half a mile of the village centre and train station.

The reception room enjoys a front aspect with an exposed brick fireplace and an open tread staircase rising to the first floor. A door from the reception room leads to a modern refitted kitchen offering an ample range of cupboards and drawers above and below fitted work tops and a matching breakfast bar. There are integrated appliances including a dishwasher and a stainless steel oven and hob.

On the first floor are two good size bedrooms and a lovely bathroom that has been refitted with a modern four piece white suite comprising of a bath, wash hand basin, WC and a separate walk in shower.

The rear garden provides an area of lawn with well stocked flower and shrub borders, a raised wooden terrace and a paved patio area. To the rear of the property is a detached garage with power and light and an adjacent gravelled car parking space. The garage and parking is accessed via Frank Lunnon Close and there is a wooden gate into the rear garden.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead to London Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant.

**Travel time by Rail (from Bourne End Station)** Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

## **HMRC Anti Money Laundering**

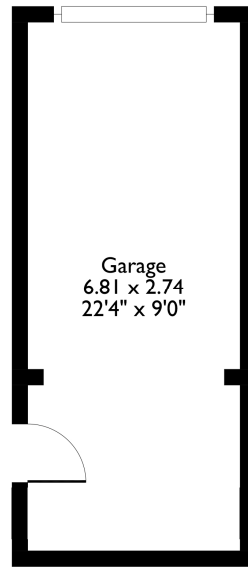
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

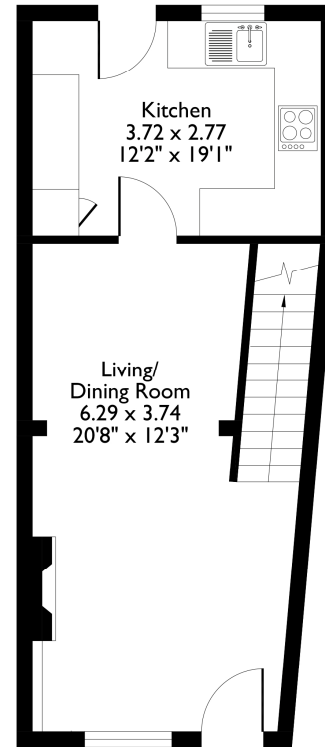
# GUIDE PRICE . . . £405,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)

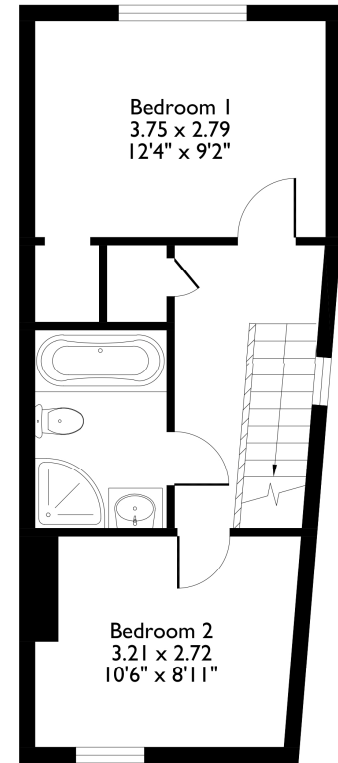


Garage  
6.81 x 2.74  
22'4" x 9'0"



Living/  
Dining Room  
6.29 x 3.74  
20'8" x 12'3"

Kitchen  
3.72 x 2.77  
12'2" x 19'1"



Bedroom 1  
3.75 x 2.79  
12'4" x 9'2"

Bedroom 2  
3.21 x 2.72  
10'6" x 8'11"



Approximate Floor Area  
House 84.26 sq m - 907 sq ft  
(Gross Internal, Including Garage)

## Ground Floor

## First Floor

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.

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Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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